

Town of Nolensville  
Planning Commission Meeting  
Regular Meeting  
April 14, 2005  
7:00 P.M.  
At Nolensville Elementary School

Members in attendance were as follows: James Clark, Bob Haines, Rick Fisher, Kristi McArthur, Willis Wells, Charles Knapper, Larry Gardner, and Jimmy Alexander.  
Frank Wilson was absent.

Staff present: Bob Notestine, Henry Laird, Richard Woodroof, Bill Terry, and Tonia Smith.

Agenda Item I- Meeting called to order by Chairman Willis Wells

Agenda Item II- Pledge of Allegiance

Agenda Item III- Approval of minutes

Rick Fisher made a motion to approve the minutes, seconded by James Clark, passed unanimously.

Agenda Item IV- Citizen Comments

Dave Ausbrooks stated he would like to take the opportunity to thank the board for letting him work with them this past year and a half. He has taken a job with the State of Tennessee and would no longer be able to server on the board.

Dana Ausbrooks stated she also wanted to thank the board. She also stated she enjoyed working with everyone.

Paul McCann-703 Cowan Drive- stated "He would like the board to listen to the voters and reverse the connection of Cowan Drive and Ballenger Drive". He also addressed his concerns with Cowan Drive to the Planning Commission.

Kevin Hartman- 801 Piccadilly Drive- stated his concerns with the connection of Cowan Drive. He stated, "It is not only affecting the residents on Cowan Drive but other residents in McFarlin Woods." He also suggested to the board that instead of connecting Cowan Drive with Ballenger Farms, adding a walking path from each subdivision.

Lyndell Carroll, Pat Carroll, Mallie Hall, Cindy Kritch, and Mark Lane- all agreed on the comments that were made by Kevin Hartman.

Eric Crab- Builder with Bent Creek- stated to the board there were some concerns with the maximum drive width within the right-of-way being 12 feet. He asked the board to take in consideration a maximum of 16 feet.

Attorney Bob Notestine address to the citizen that once a final plat has been approved by the Planning Commission. The developer has certain vested rights. The Town by itself has nothing left to do unless the developer brings back to this board a revised plat. The developer may apply for a revised plat, if they wish to do so.

Bill Terry stated since the developer has the vested rights. The town can not force them to change there plans.

Attorney Bob Notestine stated that the citizen maybe should speak to Beazer Homes who are the developers.

Kristi McArthur stated that the Rolling issue was brought before the Board of Mayor and Alderman by the citizen of Dortch Lane and Rolling Hill during the Public Hearing on Nolen Park. The gating of Rolling Hill was addressed then by the developers.

Mayor Charles Knapper stated he would like to digress for a moment and introduce our new full time city planner, Henry Laird. Bill Terry will continue as a consultant.

John Robert Jones – 9950 Maxwell Lane- stated he had concerns about how the attorney and the staff member were sitting. He asked if they would speak up so the citizen could hear them.

#### Agenda Item V – New Business

##### a.) Gillian Fischbach- Thoroughfare Plan

Gillian Fischbach-Fischback Transportation Group- spoke to the Planning Commission about the Major Thoroughfare Plan that she has prepared for Nolensville. She asked the Planning Commission to review and write down any question. She would address them at the next meeting.

##### b.) Urban Residential Permitted Uses

Willis Wells stated this is to review the Urban Residential zone in the Nolensville Zoning Ordinance to decide if the zoning is still viable or if the uses should be adjusted.

This was deferred to next months meeting.

##### c.) Five Star Gymnastics Site Plan

Willis Wells stated this plan is for the development of the back half of the existing building on parcels 8, 12, and 13 of Stonebrook Subdivision. It appears that all the questions asked by staff have been addressed and the staff's recommendation will be for approval.

Bill Terry stated he reviewed the revised plat and the only thing that he did not see was the design of any exterior signs or the type of illumination.

Carroll McCullar –owner for the property-stated that he had left that out because he felt it would be up to the one renting out the building. He would ask them to apply for the sign permit.

James Clark stated there was only one road in and out of the business. He has concerns on the traffic and someone blocking the access to the building. He asked if there were some signs that can be added to the street.

Charles Knapper made a motion for approval of the Five Star Gymnastics Site Plan, seconded by Rick Fisher. Motion was passed with Charles Knapper, Willis Wells, Rick Fisher, Kristi McArthur, Jimmy Alexander, and Bob Haines were for approval. James Clark was against and Larry Gardner abstained.

d.) Bent Creek Phase 1 Final PUD Revision

Eric McNeely- Stantac- stated the home builders are requesting to have the sidewalks moved for the front of the houses around to the alley way.

John Davis-Westview- stated that he and Eric walked the area today and a 5 foot sidewalk would be able to be added.

Larry Gardner made a motion for approval with a 5 foot sidewalk with a 2 foot grass strip behind the curb. James Clark seconded the motion, passed unanimously.

c.) Subdivision Regulations- Foundation Surveys

Willis Wells stated, “This is a proposal to add the requirement of a foundation survey to any building being built on a lot in Nolensville. This will be especially important in the small lot subdivisions like the PUD’s. It will give the builder added insurance that they have built the house within the required setbacks.”

Bill Terry asked should we consider this in the Subdivision Regulations or before a building permit is issued?

Larry Gander made a motion to have the Board of Mayor and Alderman pass an ordinance requiring a foundation survey. Jimmy Alexander seconded the motion, passed unanimously.

Rick Fisher amended the motion to have a foundation survey on any developed lot. Bob Haines seconded the motion, passed unanimously.

d.) Discussion of Underground Utilities

Willis Wells stated, “section 1.7.0 of the Zoning Ordinance says that all utilities shall be installed underground unless they in the ER zone. We are reviewing this to see if it is feasible to require Office and Industrial developments to install electric underground.”

Richard Woodroof stated he has spoken to the Electric Company. They had explained to him some differences about above ground and underground utilities. The Electric Company also explained how it would be hard to know in an Industrial development how much would be needed in future of the development not knowing the kinds of businesses that will be there.

Larry Gardner stated, "What the BZA had discussed is the main feeder line to be overhead only and the server to be underground going to the buildings."

Bob Haines made a motion for Office Industrial developments to have the main power line/feeder above ground and the lines leading to the building (service lines) underground. Larry Gardner seconded the motion, pass unanimously.

Charles Knapper asked that Bill Terry would reword section 1.7.0 so that it would have this motion added.

g.) Discussion of Sideyard Setbacks set to a Minimum of 7 ½ feet

Richard Woodroof stated that the Town has no setting stated in the zoning ordinance for a set back in PUD's. Most all the developers have been turning in five feet.

Richard Woodroof stated maybe the board would like to have a policy on a 7 ½ feet set back.

Willis Wells said that in the bulk regulations there is not a minimum five feet set back.

Charles Knapper asked, "Should we make it a policy?"

Richard Woodroof stated that the board did not have to make it a policy but he would like to be able to tell the developers what the board would like to see.

Bob Notestine stated it did not have to be a policy as long as it is stated in the minutes to show it has been discussed.

Jimmy Alexander made a motion to have a policy of 7 ½ side yard setback be required. Kristi McArthur seconded the motion, passed unanimously.

#### Agenda Item VI – Old Business

Willis Wells stated no bonds are due this month and the next bonds schedule to expire are for McFarlin Woods Sections 3 and 4 on 6/12/05. These are performance bonds in the amount of \$105,000 apiece. It is the staff's recommendation that the bond amount remains as is until the punch list is completed.

Rick Fisher made a motion to accept the bond report. Bob Haines seconded the motion, passed unanimously.

Agenda Item VII – Other Business

Charles Knapper stated that he had received a letter from The Department of Economic and Community Development and the Town has been awarded a community grant of \$216,000 to assist Blue Bell Creameries, LP in water line improvements for fire protection.

Charles Knapper stated there would be a special called meeting on April 19<sup>th</sup> in regards to a Car Wash on Nolensville Road.

Agenda Item VIII- Adjournment

Being no further business to come before the Planning Commission the meeting was adjourned at 8:55 P.M.

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Larry Gardner  
Secretary for the Planning Commission

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Date